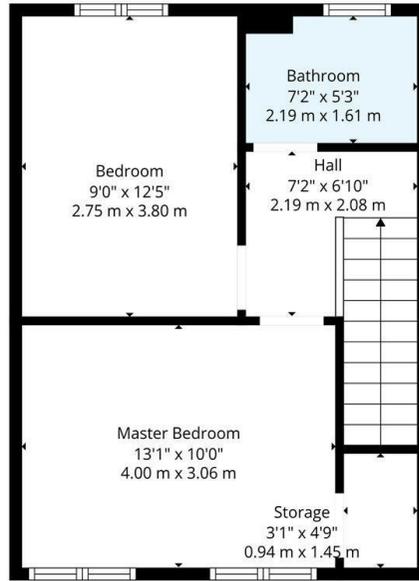
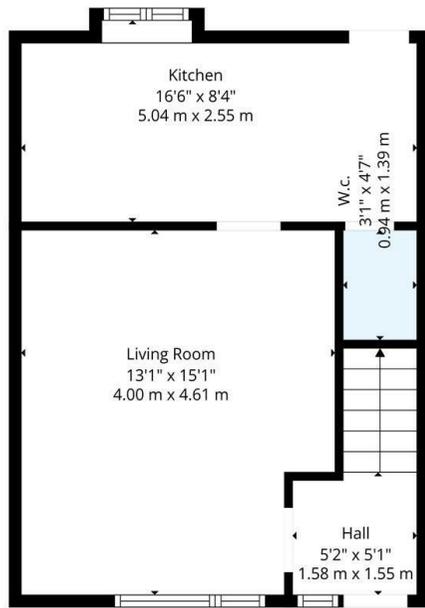




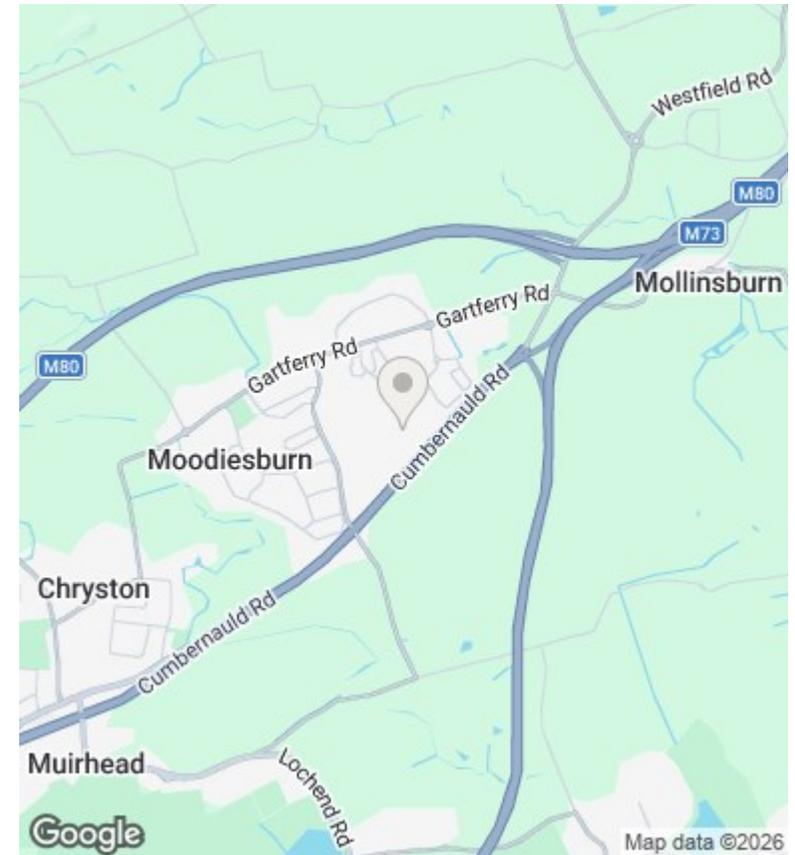
## 14 Atholl Lane, Moodiesburn, Glasgow, G69 0EY

Offers Over £110,000

- Two bedroom semi detached villa
- Upstairs Shower room and convenient downstairs WC
- Spacious front facing Lounge
- Close to schooling and amenities in the centre of Moodiesburn
- Spacious private gardens to front and rear
- EER Band D
- Well equipped kitchen
- Double glazing and gas central heating



**TOTAL: 745 sq. ft, 70 m2**  
 1st floor: 382 sq. ft, 36 m2, 2nd floor: 363 sq. ft, 34 m2  
 EXCLUDED AREAS: STORAGE: 15 sq. ft, 1 m2, WALLS: 81 sq. ft, 7 m2  
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

Viewings by arrangement only. Call 01417262111 to make an appointment.

## Council Tax Band

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	